

Hardy, Hunnewell & Upham Elementary Schools

Masterplan Committee:
New Options Review: Hardy v.2

In order to arrive at a master plan for the 3 schools the HHU MPC has prepared a list of evaluation criteria that will serve to underpin both the development of scenarios and the committee's recommendation.

These criteria currently include:

- Educational Needs
- Enrollment Capacity
- Fit with "Neighborhood Schools" Model
- Neighborhood Impacts
- Environmental Impacts and Site Constraints
- Swing space, Timing, and Impacts to Learning
- Traffic Impacts Town Wide
- Traffic Impacts for Neighborhoods
- Impact on Attendance Zones
- Cost to Build
- Operational and Additional Costs
- Life of Newly Built or Renovated Buildings
- Sustainability
- Preservation of Historic Features

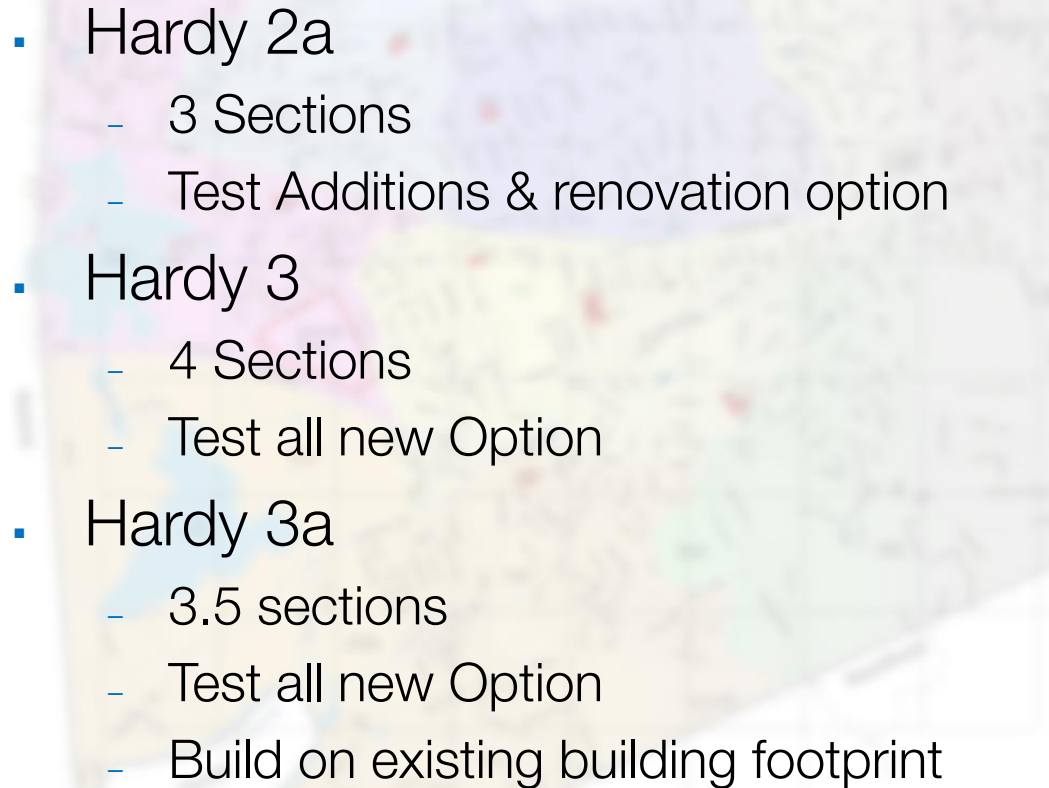
These criteria will continue to be refined as new data becomes available, including public feedback as collected through the Public Outreach process.

- ▶ None of the HHU buildings have the educational spaces or structural features required to deliver a modern education as outlined by the WPS - all require complete renovation or new construction
- ▶ All scenarios will include a school at the Hunnewell site as it is the only elementary school on the southwest side of town, south of Route 16/Washington Street

Key Committee Findings

New Hardy School Planning Options

TONIGHT'S OPTIONS

- 
- Hardy 2a
 - 3 Sections
 - Test Additions & renovation option
 - Hardy 3
 - 4 Sections
 - Test all new Option
 - Hardy 3a
 - 3.5 sections
 - Test all new Option
 - Build on existing building footprint
 - Tested “As of right” build out
 - Within setbacks
 - Within height limit
 - Open area limits
 - Site Plans
 - Worked with largest size due to height limits
 - Used MSBA guidelines

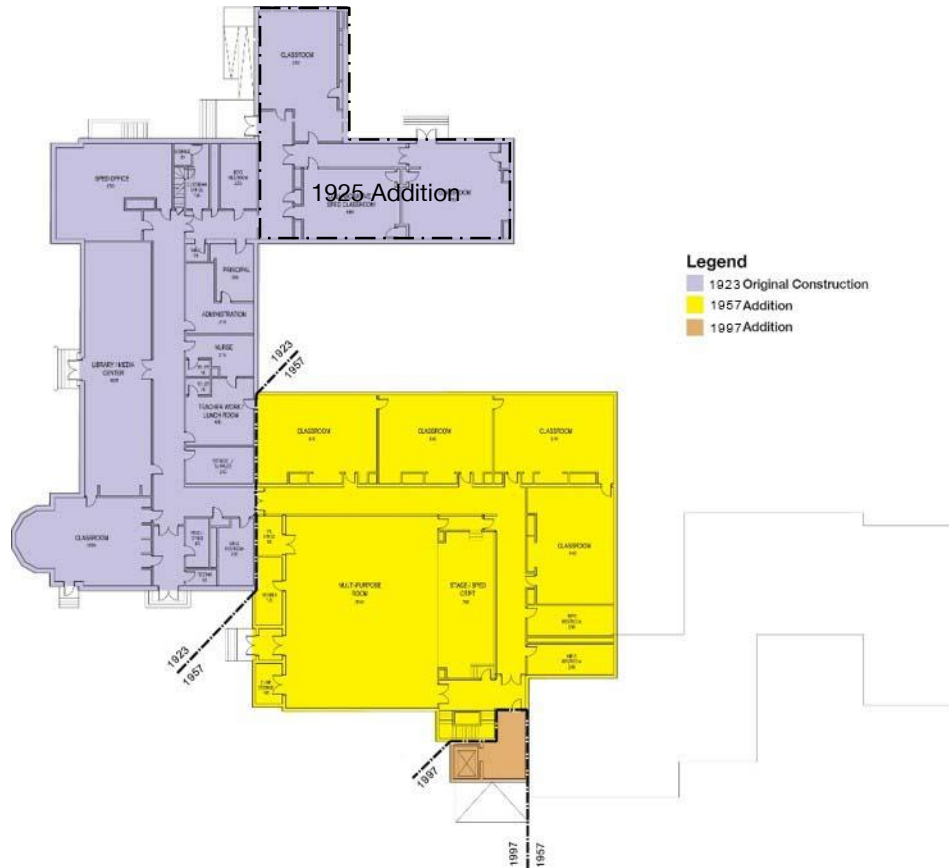
HARDY SCHOOL EXISTING SITE



Discussion Points

- Water Protection Zone
- Morses Pond: Water Supply
 - Protection District Requiring SPGA (Special Permit Granting Authority)
- Grade Change
- Building Layout
- Traffic Safety
- Play Space

HARDY ELEMENTARY SCHOOL “HISTORY” PLAN



Existing Classroom Areas

Kindergarten: 1100-1200 SF

Grades 1-5: 850-950 SF

MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

Current Enrollment

306 Students

Existing Building: 45,909 GSF

Including 4 modular classrooms

Demo:

Reno:

Add:

Target Enrollment:

TBD

Estimated Capacity

226 Students w/o Modulares

Assumes 20 Students/Class Kindergarten

Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5

Upper Level

HARDY ELEMENTARY SCHOOL DEFICIENCIES PLAN

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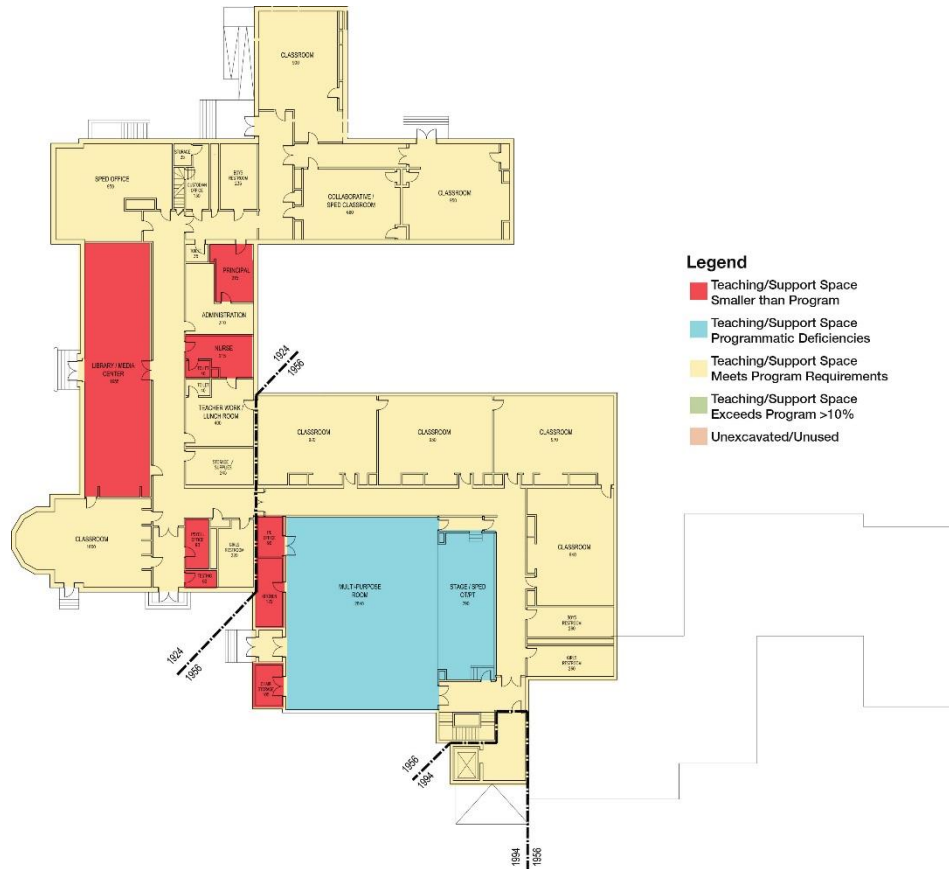
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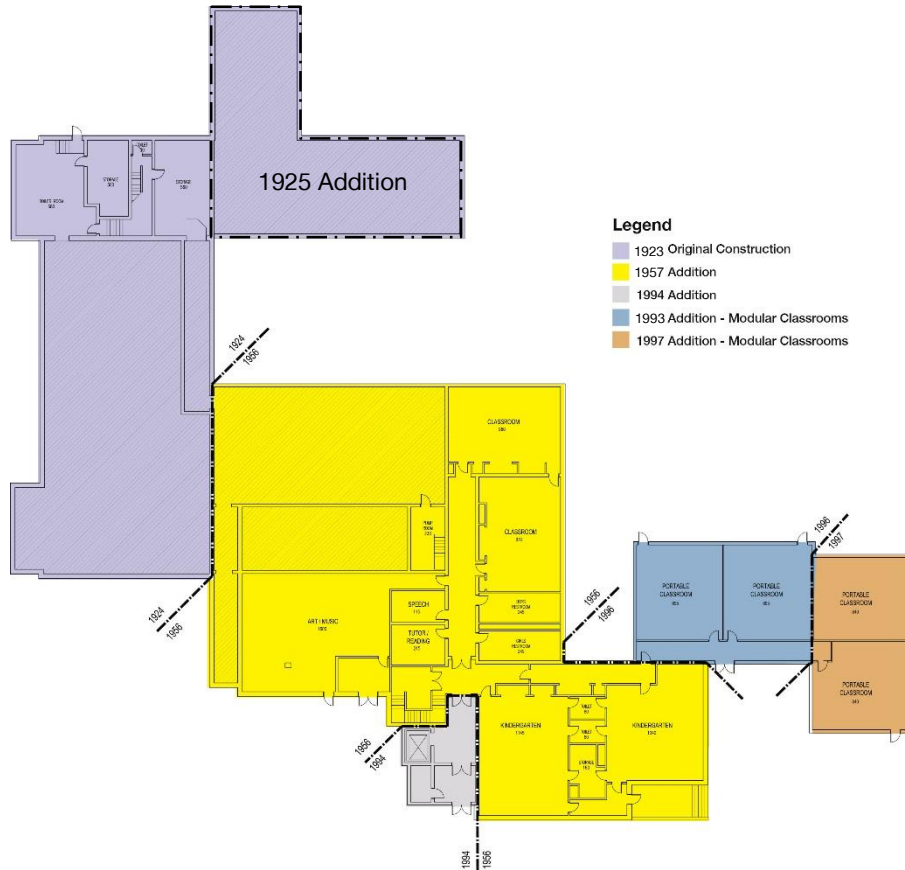
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Upper Level

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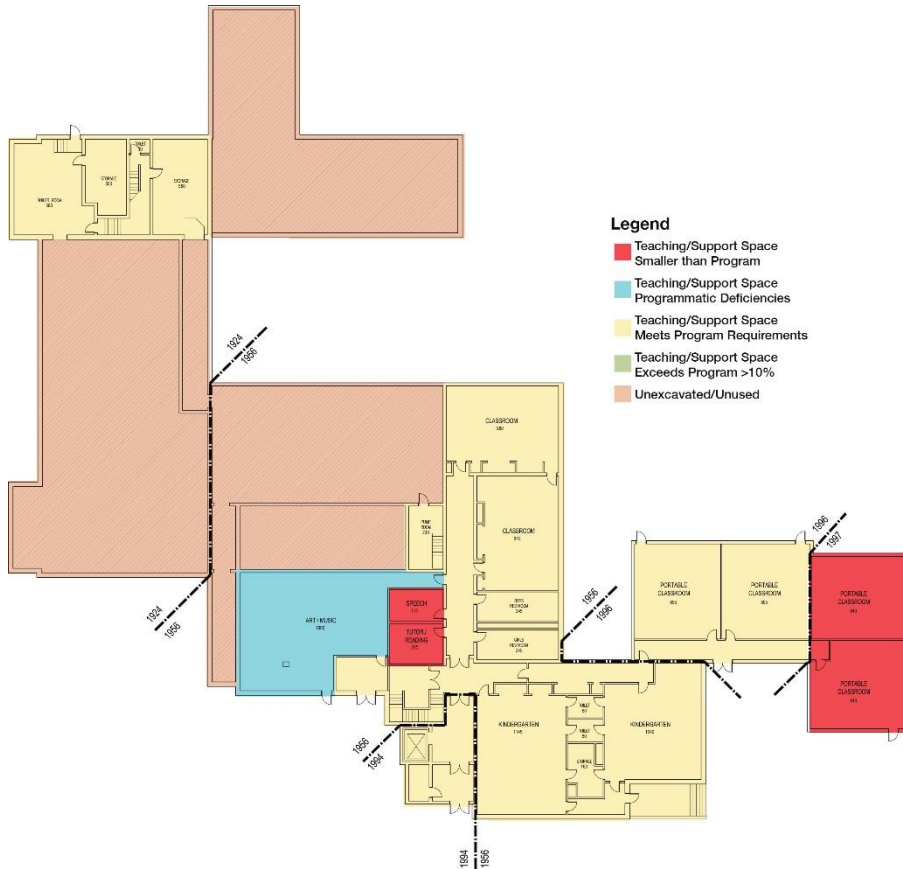
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Lower Level

HARDY ELEMENTARY SCHOOL DEFICIENCIES PLAN



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Assumes 22 Students/Class Grades 1-2

Assumes 24 Students/Class Grades 3-5

Lower Level

HARDY PLANNING: 2014-15 STUDY



New School
536-Students
81,722 GSF New
(Historic Renovation)
15,116 GSF Renovation



Mostly New
308 Students; 55,153 GSF
40,037 GSF New
15,116 GSF Renovation

HARDY SCHOOL NEW 18 CLASSROOM OPTION

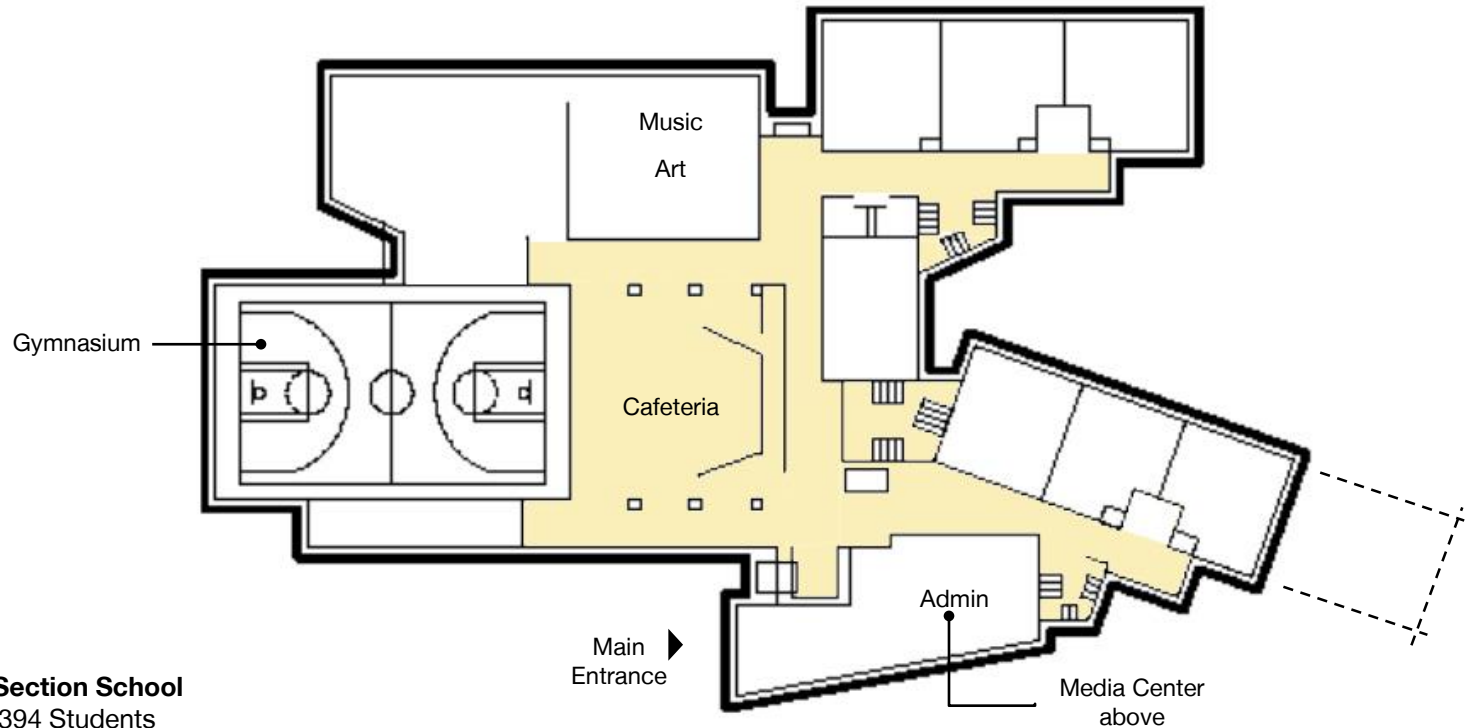


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Feet

9/8/2016

SMMA

HARDY SCHOOL NEW 18 CLASSROOM OPTION



3 Section School

394 Students
18 st K; 23 st 1-5

3 Stories <40'
(Top Floor "Attic" TBD)

9/8/2016

SMMA

HARDY SCHOOL NEW 21 CLASSROOM OPTION



3.5 Section Schools
440 – 462 st
3 Stories <40'
(Top Floor "Attic" TBD)

0 100 200 400
Feet

9/8/2016

SMMA

HARDY SCHOOL SITE PERMITTING

Planning Board

- Special Permit- Project of Significant Impact for work (addition of 10,000 sf or more)

Natural Resource Commission

- Tree Removal Permit for trees along or within the right-of-way

Zoning Board of Appeals

- Potential variances associated with a project
- Special Permit- Site Plan Review

Wellesley Historical Commission

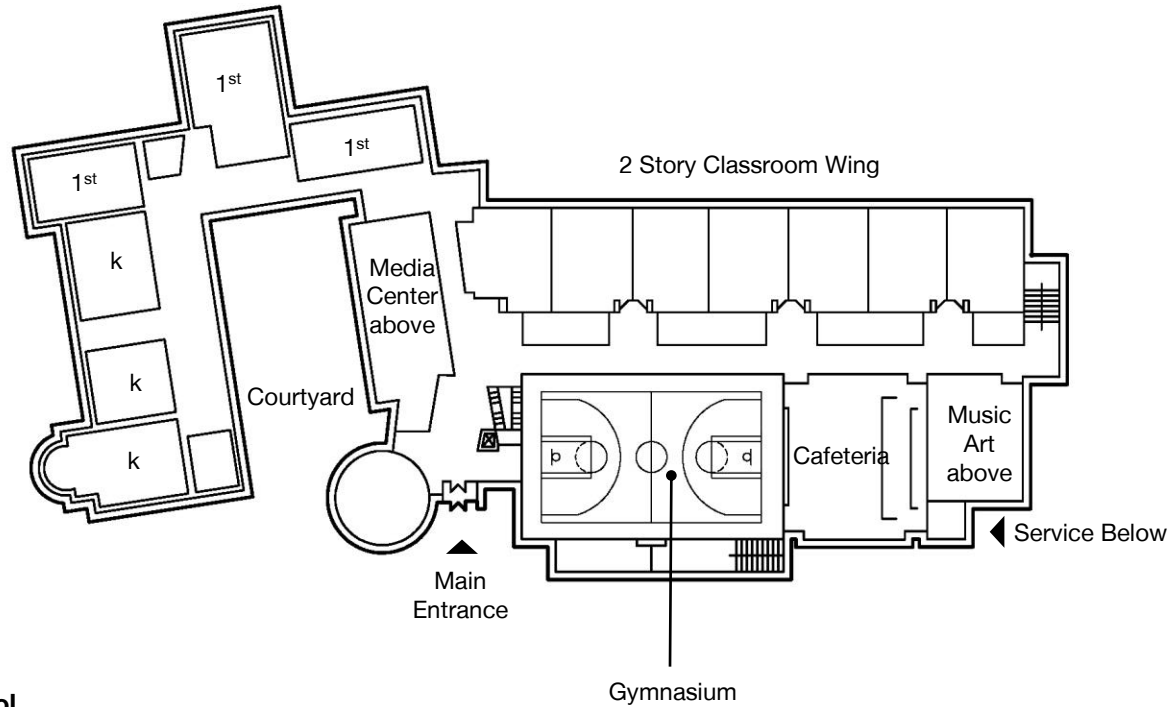
Design Review Board

HARDY SCHOOL18 CLASSROOM ADD/RENO OPTION



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Feet

HARDY SCHOOL 18 CLASSROOM ADD/RENO OPTION



3 Section School

394 Students
18 st K; 23 st 1-5

2 Stories < 40'

HARDY SCHOOL NEW ADD/RENO OPTION

SACRED COWS ?



Historic Building

- Retain 100%



3 Sections

- Larger than current



Potential access from two sides



No Loss of Play Fields



Parking and Drop Zones

- Opportunity to Reuse



Swing Space

- Required

PERMITTING IMPACT(S)

- 2 Stories
 - < 40 feet
- **79%** Open Space
- Conforming to Setbacks at “ideal” location
- Increased stormwater recharge required

HARDY SCHOOL NEW OPTION(S)

PROS

- Meets “as-of-rights” goals
- Saves Historic Structure
- “Limited Improvements” to queuing and car/bus separation
- 2 Stories
 - < 40 feet
- Uses building to mitigate site slope
- 3 Section, 3.5 Section Schools can fit
- 4 Section school best with additional floor

CONS

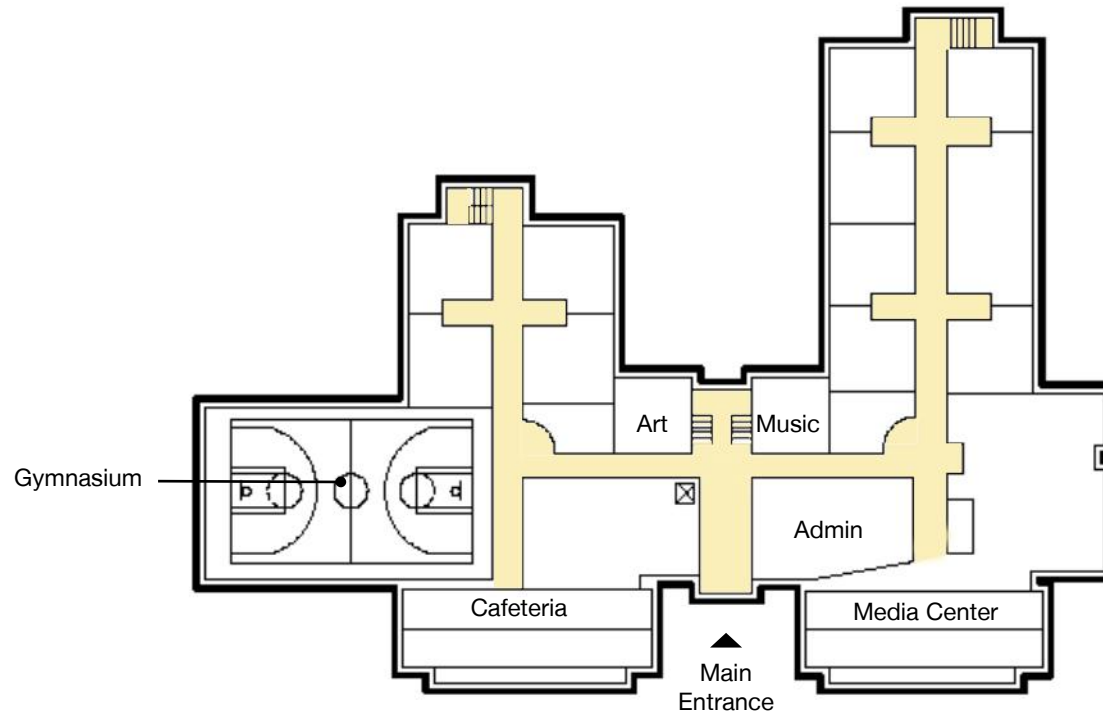
- Requires Swing Space
- Slightly less open space and impacts to fields & trails
- Fire loop access road required and will impact site

HARDY SCHOOL NEW 24 CLASSROOM OPTION



0 100 200 400
Feet

HARDY SCHOOL NEW 24 CLASSROOM OPTION



4 Section School

532 Students

18 st K

23 st 1-5

HARDY SCHOOL NEW OPTION(S)

SACRED COWS ?



Historic Building

- Removes 100%



4 Sections

- Larger than current



Potential access from two sides



Potential Loss of some Play Fields



Parking and Drop Zones

- Requires Some Change



Swing Space

- Not Required

PERMITTING IMPACT(S)

- 2 Stories
 - < 40 feet
- **75%** Open Space
- Conforming to Setbacks at back location
- Increased stormwater recharge required

HARDY SCHOOL NEW OPTION(S)

PROS

- Meets “as-of-rights” goals
- Does not require swing space
- Improves queuing and car/bus separation
- 2 Stories
 - < 40 feet
- 3 Section, 3.5 & 4 Section Schools all fit

CONS

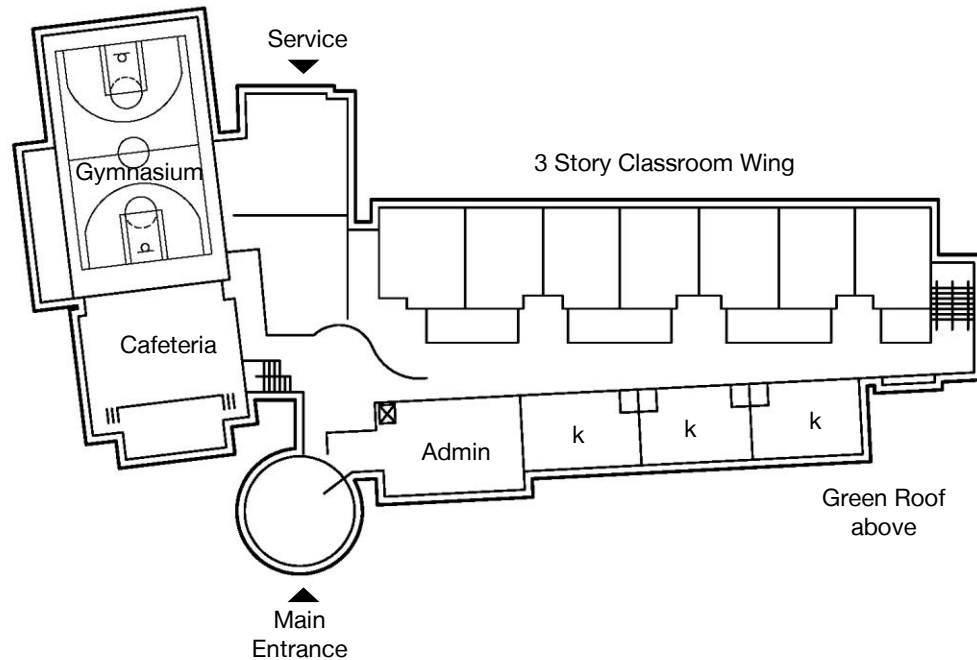
- Demolishes Historic Structure
- Less open space and impacts to fields & trails
- Fire loop access road most likely required and will impact site
- Major change to neighborhood

HARDY SCHOOL NEW 21 CLASSROOM OPTION



0 100 200 400
Feet

HARDY SCHOOL NEW 21 CLASSROOM OPTION



3.5 Section School

450 Students

18 st K

23 st 1-5

HARDY SCHOOL NEW OPTION(S)

SACRED COWS ?



Historic Building

- Demolished 100%



3.5 Sections

- Larger than current



Potential access from two sides



Parking and Drop Zones

- Limited Change Opportunity



Swing Space

- Required

PERMITTING IMPACT(S)

- 3 & 2 Stories
 - < 40 feet (TBD CR's under roof)
- 78% Open Space
- Conforming to Setbacks at “ideal” location
- Increased stormwater recharge required

HARDY SCHOOL NEW OPTION(S)

PROS

- Meets “as-of-rights” goals
- Does not require swing space
- Limited queuing and car/bus separation improvements
- 2.5 Stories
 - < 40 feet (requires verification)
- Uses building to mitigate site slope
- 3 Section, 3.5 & 4 Section Schools all fit

CONS

- Demolishes Historic Structure
- Slightly less open space
- Fire loop access road most likely required and will impact site

NEW STUDY OPTIONS SUMMARY

- Hunnewell
 - Add/renovation: 2.5, 3 or 3.5 Sections
 - New: 4 sections
- Upham
 - New 3, 3.5 or 4 Sections
 - Build on existing building footprint
- Hardy
 - Add/renovation: 2.5, 3 or 3.5 Sections
 - New: 4 sections
 - New: 3.5 sections - Build on existing building footprint
- North 40 (TBD)
 - 3.5 sections, 4 Sections

THANK YOU

